A PROPOSAL

To the Honourable Houſe of Commons, for raiſing great Sums of Money for the Government; by Securing the Proprietors in the quiet Poſſeſſion of their Eſtates, and quieting the Minds of her Majeſties Subjects, & giving Incouragement to great Improvements.

WHereas there has been a great many Grants and Leaſes from the Crown, made by Kings and Queens of *England*, of large Grounds, and waſt Grounds, for Term of Years to ſeveral Perſons reſerving ſmall Rents to the Crown; and the ſaid Perſons have either ſold the ſame, or Lett them to build for greater Ground Rents. Wherby great Improvements are made, and the Term of years near expiring in ſome of the Grants, and ſome expired: And ſeveral Parliaments having made inquiry what Grants have been made from the Crown, and endeavours have been uſed to re-aſſume the ſame; to the diſquieting all thoſe that have improved the ſame, or have purchaſed the Ground Rents and Improvements, and the fear of re-aſſumption has ſo diſcouraged them from ſupporting and improving what they have Built, nor can they Sell or Mortgage the ſame, as the Caſe now ſtands, to their great loſs and almoſt undoing.

WHEREFORE, it is humbly offered to the Wiſdom and Conſideration of the Honourable Houſe of Commons, that the Proprietors of the Improvements, and the Purchaſers of the Ground Rents, may purchaſe the Inheritance of the ſaid Grounds and waſt Grounds, to commerce from the determination of the building Leaſes by *Act of Parliaments*, under ſeveral Conditions and Limitations herein after mention'd.

THAT all thoſe that hold any Eſtates, Grants, or Leaſes, from the Crown that are expired, may be obliged by a Penalty to diſcover their Eſtates, and may be permitted to purchaſe the Inheritance, and if they do not diſcover their expired Grants, by a limitted time to be debarred, and if they be Diſcovered by others, the Perſon making the diſcovery, to have one Moiety, and may purchaſe the other. This will raiſe above Fifteen Hundred Thouſand Pounds within the Bills of Mortality and parts adjacent, and great Sums in other Places.

THAT all Grants that are for Term of Years, that are confirmed by Act of Parliament the Proprietors of the Improvements, may purchaſe the Inheritance, as aforeſaid.

AND it is further offered, that the Purchaſers of the Ground Rents and Improvements, when they have the Inheritance; may be obliged to pay one half Years Rent of the full Value, upon the Death of every Proprietor, and one half Years Rent upon every Alienation to be paid to, and veſted in the Crown for ever, in lieu of the preſent Rent paid to the Crown.

AND to prevent the concealing the Deaths, or Alienations of any of the Proprietors, the Heirs, Executors and Alienators be obliged under a Penalty, in a limitted time to pay the ſame.

THESE Contingencies will bring to the Crown, upwards of Sixty Thouſand Pou ds Yearly, within the Bills of Mortality and parts adjacent, and great Sums all over *England*.

THIS will quiet the Minds, of all thoſe that are any ways concerned in any of the Grants, and be a ſatisfaction to thoſe that have improved, to thoſe that have purchaſed the Grounds and Ground Rents, to thoſe whoſe Grants are expired, to thoſe who have lent their Money upon Mortgages, and will give them a ſure and better Title to their Eſtates, and be a certain Security to them all.

THIS was firſt propoſed to the Parliament, by Mr. *Thomas Hoſkins* in the Year 1700, and ſince, and always met with good Approbation.

The Explanation of this Propoſal.

THE large Grounds and waſte Grounds mentioned in the Propoſal, were granted by King *Charles* the 2d, and other Kings and Queens before, and ſince. And contain'd ground taken out of St. *James's* Park; from St. *James's* Houſe to *Clarenden* Houſe, and ground thereunto belonging; and all *Golden-Square*, *Soho-Square*; all the Pariſhes of St. *James's* and St. *Ann's*, part of St. *Giles's*, St. *Martin's* and St. *Margarets Weſtminſter*, with the Houſes built in the Park, from *Whitehall* round by the *Cock-Pit*; upon all the Ground here mention'd, are built upwards of Twenty Thouſand Houſes, which at Twenty Pounds a Year for a Houſe, one with the other amounts to Four Hundred Thouſand Pounds a Year: For which there is not paid to the Crown, above two Hundred Pounds a Year; beſides the Crown Lands at *Knights-Bridge*, *Richmond*, *Windſor*, *Theobalds*, the *Hamlets* of the *Tower*, *Debtford*, *Greenwich*, *Non-ſuch*, *Eltam*, *Rygate*, and in a great many other Places; and the expired Grants, Incroachments, and Concilements, with their Improvements, do amount to great Sums of Money yearly.

The Advantage to the Government.

THAT the Proprietors purchaſing the Inheritance of theſe benefit Grants, to commence from the determination of the Building Leaſes, and the Purchaſes of the Ground Rents, at three or four years purchaſe, at the full yearly Value; will raiſe above Fifteen Hundred Thouſand Pounds, within the Bills of Mortality, and great Sums in other Places. *The*

The Advantage to the Crown.

THE half years Rent of the full improved Value, of the ſaid Eſtates upon the Deaths, and the ſame upon the Alienations of the Proprietors to be Paid to, and veſted in the Crown; will raiſe upwards of Sixty Thouſand Pounds a year, within the Bills of Mortality (in healthful years,) and great Sums in other Places.

The Advantage to the Proprietors of the Improvements.

THIS will raiſe the value of their Eſtates in the Numbers of Years Purchaſe; their Titles will be ſecured, which will inable and incourage them, to pay the purchaſe as ſhall be laid upon them, and will alſo incourage great Improvements, and increaſe the Yearly Revenue to the Crown, as aforeſaid.

THAT all Perſons that hold Eſtates, the Grants expired, and thoſe that have any Incroachments, or Concilements will diſcover them, and purchaſe the Inheritance at the full Yearly Value. If too high a Purchaſe be not ſet upon them, and will Pay the Money upon the Deaths and Alienations, aforſaid.

The Diſadvantage to them if they be not ſecured in their Property.

THAT if thoſe Grants are, or ſhould be granted to any Perſon or Perſons, after the expiration of thoſe benefit Grants: That Perſon may raiſe great Sums by Arbitrary Fines from thoſe that have the improved Eſtates, for new Leaſes; to inriching themſelves, and impoveriſhing the Proprietors.

THAT the re-aſſumption of any of the Grants from the Crown, will ruine the preſent Poſſeſſors; thoſe who had the original Grants, having ſold them.

Clauſes to be inſerted in the Act of Parliament.

THAT the Term or Time reſerved in the Grants, by the original Grantees, after the determination of the Building Leaſes, and the *Purchaſers* of the Ground Rents, that Term and all Reverſions of the ſaid Grants be taken away, and made void: That the *Proprietors* of the Improvements, and *Purchaſers* aforeſaid, may meet with no interruption in the quiet poſſeſſion of their *Purchaſes*.

THAT the Executors and Truſtees for Minors, may have Power to Purchaſe the Inheritance for them.

THAT the preſent Rent to the Crown may be taken away, in conſideration of the great advantage to the Crown by the contingent Deaths, and the Alienations aforeſaid.

THAT Commiſſioners be appointed for the ſame purpoſe aforeſaid.

THAT Entrys be made of the purchaſe Money, and the Money paid upon the Deaths and Alienations.

THAT there be a Seal for the Deeds, that convey the Inheritance.

THAT the Deeds be Stampt with forty Shilling Stamps.

THAT the Commiſſioners have power to ſend for perſons, Records, and Papers; and for the Proprietors their Tenents and Leaſes, to inquire into the real yearly Value of the Eſtates, whether they have leſſen'd them by Fines, and for every hundred *Pound* Fine, ten Pounds be added to the Yearly Rent, and ſo proportionably for greater or leſſer Sums.

THAT the Commiſſioners may have Power to Adminiſter an Oath.

If this meets with acceptance from the Honourable the Houſe of Commons; The Propoſer hopes ſome Conſideration for this, and his other Services to the Government, which paſs'd into a Law, to prevent the growth of Popery, in the year 1700.

Printed for Mr. *Thomas Hoſkins*, *Anno Dom.* 1711.

A PROPOSAL

To raiſe great Sums for the Government, under Advantageous conditions and Limitations.

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